

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: REVISED TENTATIVE DESIGNATION OF ~~44 High Street~~ Associates
DISPOSITION PARCEL R-82
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, 44 High Street Associates have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-82 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That 44 High Street Associates be and hereby are tentatively designated as Redevelopers of Disposition Parcel R-82 in the Charlestown Urban Renewal Area subject to:

- a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

c) Submission within forty-five (45) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel R-82 by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Director has authority to execute a license for early entry onto the site by the Redeveloper for surveys and to make necessary repairs and replacements to insure the redevelopment of the parcel.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

44 High St.

AREA 14,655 sq. ft.

WIDTH

DEPTH

SITE

ACCESS

PARKING

D. O. S.

TYPE

ZONING

NOTES

PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

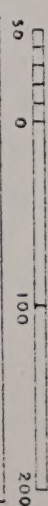
FOR DEFINITIONS, STANDARDS & CONTROLS

SEE

CHARLESTOWN URBAN RENEWAL PLAN

PROJECT NO. MASS. R-55

FEBRUARY 25, 1965.

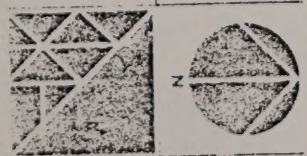
DISPOSITION
PARCELS

DATE:

Charles Town

Urban Renewal Area

Massachusetts R-55



RECEIVED

51 High Street
Charlestown, MA 02129
November 21, 1979

NOV 27 1979

Mr. Robert Ryan, Executive Director
Boston Redevelopment Authority
City Hall, 9th Floor
Boston, MA 02201

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Dear Mr. Ryan,

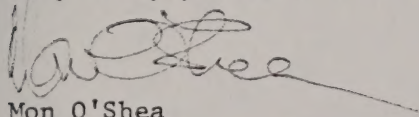
I would like to support the proposal of the "44 High St. Associates" in developing the former Knights of Columbus property at 44 High Street, in Charlestown. I live across the street from the property at 51 High Street. My wife and I and most of our neighbors have been concerned for years now with the development of the property. We are concerned with fire, vandalism, health hazards and blight in our neighborhood.

The plan put forth by the "44 High St. Associates" interests me as one which will retain the fine character of our immediate neighborhood through the preservation and restoration of an existing building, and preservation of its open space. The private development puts property back on the roles which is important to me as a property owner.

I have given some thought to possible alternative uses of the property and dismissed them as prohibitive in costs and/or appropriateness.

Please record me in favor of the "44 High St. Associates" proposal. Thank you for your kind consideration.

Very truly yours,



Mon O'Shea

MO'S/amp



FIRST OF BOSTON MORTGAGE CORPORATION

October 2, 1979

Mr. William Arthur Reilly
Project Coordinator
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA 02201

44 High Street
Charlestown, MA

Dear Mr. Reilly:

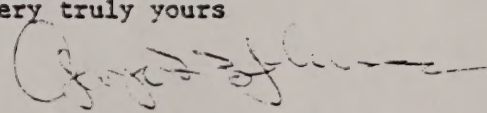
This letter will confirm the intent of the First of Boston Mortgage Corporation (FBMC) to provide construction financing in the amount of \$350,000 to Forty Four High Street Associates, a partnership comprised of Messrs. Jonathan Hale, William Lamb and others who plan to renovate the above-referenced property into residential condominiums.

FBMC's consideration in this regard is contingent upon normal underwriting standards. These include but are not limited to the following:

1. A first mortgage lien on the land and improvements.
2. Contractor and list of costs satisfactory to us as well as approved bonding.
3. Plans and specifications meeting our approval.
4. Satisfactory condominium documentation.
5. A number of pre-sales and/or reservations to purchase condominium units.
6. Title insurance.

It is our understanding from Mr. Hale that the BRA has requested this letter to enable it to convey the above property to Forty Four High Street Associates. We trust this will satisfy its requirements.

Very truly yours


George F. B. Johnson III
Real Estate Division

PART I

HUD-6004
(9-69)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: 44 High Street Associates
b. Address and ZIP Code of Redeveloper: 3 Pleasant Court, Charlestown 02129
c. IRS Number of Redeveloper: 04-2680380
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Mass. R-55

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

Disposition Parcel R-82

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:
- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☒ A partnership known as 44 High Street Associates
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)
4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: See Attachment

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

ATTACHMENT A
GENERAL AND LIMITED PARTNERS

44 High Street Associates

General Partners
50 per cent interest

David Lourie
39 Pleasant Street
Charlestown, 02129

William Lamb
3 Pleasant Court
Charlestown, 02129

Jonathan Hale
44 Hartford Street
Newton, 02161

Limited Partners
50 per cent interest

Dan Silva
176 Broadway
Somerville, 02145

Sergio Modigliani
30 Mystic Street
Charlestown, 02129

George F. Fiske, Jr.
P.O.Box 163
Sherborn, 01770

Avrum Silverman
69 Edgemoor Road
Wellesley, 02181

Richard Mezger
866 Beacon Street
Newton, 02159

William Redpath
29 Barberry Road
Lexington, 02173

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 572,300
- b. Cost per dwelling unit of any residential redevelopment. \$ 63,588
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
Typical 2br flat or townhouse (7 units)		75,200
Garden 2br (1 unit)		50,000
Large 2br (1 unit)		101,000

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of ~~rental~~ sales:
 - One parking space off-street per unit (deeded)
 - Separate hot water and electricity for each unit
 - Common hot water heating system, separately metered
 - Possible solar hot water option

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: range, disposal, dishwasher

CERTIFICATION

I (We)¹ Jonathan Hale

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: October 12, 1979

Dated: _____

Jonathan Hale
Signature

Signature

General Partner
Title

Title

44 Hartford St., Newton 02161
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: 44 High Street Associates
 b. Address and ZIP Code of Redeveloper: 3 Pleasant Court, Charlestown, 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Mass. R-55

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
 is described as follows:

Disposition Parcel R-82

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
☐ YES ☒ NO
 If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of October, 19 79,
 is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Construction Loan: \$400,000 1-yr. loan from First National Bank of Boston

ATTACHMENT B
FINANCIAL CONDITION OF REDEVELOPER

44 High Street Associates

The investors will deposit approximately \$140,000 in separate checking and savings accounts already opened in the name of 44 High Street Associates at the First National Bank of Boston, 100 Federal Street.

In addition, investors will sign over to the bank collateral valued approximately at \$260,000.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks: to be deposited by investors

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

First National Bank of Boston
100 Federal Street
Boston, MA 02106

\$ 140,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: --Hartford Condominiums, Newton, 3/79, Odd Fellows hall converted into condominium townhouses by Jonathan Hale
-- One Thompson Square, Charlestown. Renovation of Victorian landmark into offices, shopping arcade, post office, 2/79, William Lamb, Architect for Charlestown Economic Development Corporation
--39-41 Pleasant Street, Charlestown, 6-unit residential renovation, 6/78, David Lourie, owner -6- and developer.

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Jonathan Hale

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: October 12, 1979

Dated: _____

Jonathan Hale
Signature

Signature

General Partner
Title

Title

44 Hartford St., Newton 02161
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

TABLED: NOVEMBER 8, 1979
RESUBMITTED: NOVEMBER 29, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL R-82
REVISED TENTATIVE DESIGNATION OF REDEVELOPER / REHABILITATION

3889

Disposition Parcel R-82, containing approximately 14,655 square feet of land with a building thereon (the old Knights of Columbus Hall), is located at 44 High Street in the Charlestown Urban Renewal Area.

The subject parcel was advertised for residential rehabilitation in 1976 and the tentative designation of David C. Lourie as Redeveloper was approved by the Authority at the meeting of January 19, 1978.

The Urban Design staff approved Mr. Lourie's original proposal for nine units in response to our advertisement, but he was tentatively designated as Redeveloper of four units because, at the time, it appeared bank financing would only be available for this number.

After reviewing his original submission and talking with lending institutions, it became evident rehabilitation of nine units would in fact be necessary to make the development viable. Also, given the current real estate market, condominium conversion appeared to be most appropriate.

In preparing his revised development plans Mr. Lourie has proposed to enter into a partnership with his architect, William Lamb, and Jonathan Hale as general partners and six limited partners, to be known as 44 High Street Associates. The estimated cost of rehabilitation is \$572,300 and a construction commitment of \$350,000 has been received from the First National Bank of Boston. The partners will provide the additional equity.

Our Urban Design staff has approved the preliminary plans and specifications of the project, to be known as Dexter Court, consisting of nine 2-bedroom units, with a deeded off-street parking space for each. Lee Kennedy of Boston will be the general contractor.

An appropriate resolution is attached recommending the revised tentative designation of 44 High Street Associates As Redevelopers of Disposition Parcel R-82 in the Charlestown Urban Renewal Area.

ATTACHMENT

